

Affordability Requirements for Developments with Affordable Units in Conformance with Sec. 4.08 of the Zoning By-Law											
2013		updated: 12/17/12 (as per LIP requirements)		assumptions (to be adjusted annually or based upon the particular project)							
				conclusions							
A. BASIC ASSUMPTIONS											
1 DEFINITION OF INCOMES LEVELS		persons / household		1	2	3	4	5	6	7	8
source of information: U.S. Dept. of Housing & Urban Development - (actual published numbers 12/1/12; not always true ratios)				\$33,050	\$37,800	\$42,500	\$ 47,200	\$51,000	\$54,800	\$ 58,550	\$ 62,350
50% of SMSA median (as provided by HUD)				\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150	\$ 83,550	\$ 88,950
80% of SMSA median (as provided by HUD)				\$66,100	\$75,600	\$85,000	\$94,400	\$102,000	\$109,600	\$117,100	\$124,700
100% of SMSA median				\$72,710	\$83,160	\$93,500	\$103,840	\$112,200	\$120,560	\$128,810	\$137,170
110% of SMSA median											
2 TARGET INCOMES FOR EACH INCOME RANGE, IN ORDER TO ESTABLISH A MARKETING WINDOW											
< 50%		40% of SMSA median		\$26,440	\$30,240	\$34,000	\$37,760	\$40,800	\$43,840	\$46,840	\$49,880
< 80%		70% of SMSA median (to be updated as per LIP guidelines)		\$41,256	\$47,163	\$53,069	\$58,931	\$63,656	\$68,381	\$73,106	\$77,831
< 100%		90% of SMSA median		\$59,490	\$68,040	\$76,500	\$84,960	\$91,800	\$98,640	\$105,390	\$112,230
<110%		100% of SMSA median		\$66,100	\$75,600	\$85,000	\$94,400	\$102,000	\$109,600	\$117,100	\$124,700
3 AFFORDABILITY RATIO: percentage of income spent on housing costs				30% of gross income							
(this may be modified, depending upon what is included in condo fee)											
4 MONTHLY GROSS INCOME AVAILABLE FOR HOUSING COSTS, by no. of persons and target income level (formula: income x affordability ratio / 12)											
		persons / household		1	2	3	4	5	6	7	8
< 50%				\$661	\$756	\$850	\$944	\$1,020	\$1,096	\$1,171	\$1,247
< 80%				\$1,031	\$1,179	\$1,327	\$1,473	\$1,591	\$1,710	\$1,828	\$1,946
< 100%				\$1,487	\$1,701	\$1,913	\$2,124	\$2,295	\$2,466	\$2,635	\$2,806
<110%				\$1,653	\$1,890	\$2,125	\$2,360	\$2,550	\$2,740	\$2,928	\$3,118
5 NUMBER OF PERSONS PER BEDROOM				bedrooms		0	1	2	3	4	
		persons/bedroom		no. of brs + 1		1	2	3	4	5	
B. RENTAL UNITS											
		bedrooms / unit		SRO	0	1	2	3	4		
1 UTILITY ALLOWANCE: credit towards tenant's housing contribution for utilities paid directly by the tenant				\$ 35	\$ 44	\$ 58	\$ 57	\$71			
in accordance with a schedule developed and modified, from time to time (9/1/12), by the Brookline Housing Authority; this case assumes tenant pays unit electric for lights and cooking gas.											
2 AFFORDABLE RENTS											
formula: gross income available for housing (A.4.) for no of persons per unit (A.5.)				<50%	\$626	\$ 712	\$792	\$ 887	\$949		
- utility allowance (B.1.)				<80%	\$996	\$ 1,135	\$1,269	\$ 1,416	\$1,520		
				<100%	\$1,452	\$ 1,657	\$1,855	\$ 2,067	\$2,224		
3 SECTION 8 VOUCHER RENTS:											
Brookline Payment Standard (9/1/12)				\$ 977	\$ 1,303	\$ 1,383	\$ 1,623	\$ 1,977	\$ 2,150		
minus utility allowance				\$ 1,268	\$ 1,339	\$ 1,565	\$ 1,920	\$ 2,079			
C. CONDOMINIUM UNITS											
1 OPERATING COST ASSUMPTIONS:											
		bedrooms / unit		0	1	2	3	4			
condo fee (including water & sewer, utilities, bldg insurance, replacement reserve, repairs)				\$250	\$325	\$375	\$425	\$475			
property tax : fy2013				tax rate 0.01165	<80%	\$11	\$12	\$13	\$14	\$15	
formula: circular based on final sales price				homeowner exemption \$ 167,761	<100%	\$17	\$26	\$46	\$66	\$81	
(minimum tax: tax rate x 10% of sales price)					<110%	\$29	\$49	\$72	\$95	\$112	
private mortgage insurance				0.78%	<80%	\$69	\$75	\$84	\$92	\$98	
					<100%	\$109	\$120	\$133	\$145	\$155	
					<110%	\$122	\$135	\$149	\$164	\$175	
2 CASH AVAILABLE FOR MONTHLY DEBT SERVICE											
formula: gross income available for housing (A.4.) for no of persons per unit (A.5.),				<80%	\$702	\$767	\$855	\$942	\$1,003		
minus condo fee and real estate tax (C.1.).				<100%	\$1,112	\$1,230	\$1,359	\$1,488	\$1,585		
				<110%	\$1,251	\$1,381	\$1,529	\$1,677	\$1,788		
3 MORTGAGE AMOUNT WHICH CAN BE AMORTIZED				ASSUMING interest @ 7.0%	<80%	\$105,521	\$115,333	\$128,520	\$141,560	\$150,759	
				amortization / term @ 30	<100%	\$167,078	\$184,850	\$204,250	\$223,649	\$238,184	
formula: present value of cash available for debt service (C.2.)					<110%	\$188,033	\$207,553	\$229,775	\$251,998	\$268,814	
4 SALES PRICE											
ASSUMING financing @ 95%				<80%	\$111,075	\$121,403	\$135,284	\$149,010	\$158,694		
formula: mortgage amount (C.3.) divided by financing percent.				<100%	\$175,872	\$194,579	\$214,999	\$235,420	\$250,720		
				<110%	\$197,930	\$218,477	\$241,869	\$265,261	\$282,963		